

# **Williamson County, TX**

## **Community Development**

### **Consolidated Annual Performance and Evaluation Report**

**Fiscal Year 2021**

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Williamson County was awarded CDBG funds in the amount of \$1,693,040 for Fiscal Year 2021 (October 1, 2021 through September 30, 2022). The County also reallocated \$329,994 from previous years. In accordance to the priorities identified and outlined in the County's Consolidated Plan, one social service project, two public facilities projects, two home repair projects, and three infrastructure projects were identified for FY21 allocation. The projects serve low to moderate income areas and households throughout the County. The projects meet national goals and supports ongoing efforts in the community to address the growing population. All projects are identified as a high priority in the Five-Year Consolidated Plan.

The FY20 Action Plan was also amended to add CDBG-CV funds in the amount of \$2,283,010. These funds are to be used to prevent, prepare for or responde to coronavirus. The 2021 CAPER will address these projects as well.

The County's Strategic Plan outlines the following as high priority projects.

#### **Public Facility and Infrastructure Improvements**

- Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, and street improvements. Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.

#### **Increase Access to Affordable Housing**

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households. Fund activities that leverage other public and private resources such as Low Income Tax Credit Projects. Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

#### **Decrease Homelessness**

- Provide funds to support shelter operations and transitional housing. Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

## **Public Services**

- Fund projects that provide supportive services to low and moderate income household as well as persons with special needs. Support efforts to develop a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort.

## **Affirmatively Further Fair Housing**

- Support improved access to community resources. Continue to operate in compliance with protected class definitions found in federal regulations.

The Consolidated Annual Performance and Evaluation Report (CAPER) is required by the U.S. Department of Housing and Urban Development (HUD) to report on the annual performance of the Williamson County FY20 CDBG program. This report identifies the progress made regarding active projects and those projects that have been completed that received Williamson County funds, as well as other accomplishments the County has made in meeting the objectives and priorities outlined in the five year Consolidated Plan. Project progress can be found in the attachment section of this document. See FY21 Funded Project Information, Previously Funded Project Information and CDBG-CV Cares funding.

It is required that this report be available for review for a minimum of 15 days. The review period was December 5 – December 19, 2022. A public hearing was held on December 13, 2022.

## **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Rental Housing	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	174	41	23.56%			
Fair Housing Activities	Fair Housing Activities	CDBG: \$	Other	Other	1	0	0.00%			
Home-ownership Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%	0	0	
Home-ownership Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	10		295	10	3.39%
Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	55	44.00%	40	41	102.50%
Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	

Improve public facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40950	13024	31.80%	1815	2633	145.07%
Improve public facilities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Improve public facilities	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Improve public facilities	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Improve public infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	800	5636	704.50%			
Planning and Administration	Administration and Planning	CDBG: \$	Other	Other	1	1	100.00%	1	0	0.00%
Provide housing/services to the homeless/at risk	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	71	71.00%	0	40	

Provide housing/services to the homeless/at risk	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	40		0	40	
Provide housing/services to the homeless/at risk	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	25		0	25	
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	450	1180	262.22%	55	844	1,534.55%
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	8		0	8	
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

All activities funded are identified as High Priority projects. Please see attached documents outlining projects funded and progress in 2021 named FY21 Funded Project Information, Previously Funded Project Information and CDBG-CV Cares funding.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,887
Black or African American	499
Asian	60
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	3
<b>Total</b>	<b>3,449</b>
Hispanic	1,558
Not Hispanic	1,891

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The numbers above represent racial and ethnic data for the following programs:

Habitat Home Repair

Georgetown Home Repair

Georgetown Housing Authority

Interagency Support Council

Georgetown Housing Authority

Granger Housing Authority Rehab

Sacred Heart

Hutto Resource Center

Helping Hands of Georgetown

Williamson County Crisis Center

Bluebonnet Trails



Taylor Housing Authority

Williamson County Habitat for Humanity

Lonestar Circle of Care

Key2Free

The chart does not reflect individuals or families identified as multi-racial.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,023,034	1,203,810

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Participating Cities + Unincorporated Areas of County			
City of Georgetown			
City of Granger			
City of Leander			
City of Taylor			
Countywide			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Percent of CDBG funds allocated to each project:

Habitat for Humanity of Williamson County H0me Repair Program 7.4%

City of Georgetown Home Repair Program 4.94%

Interagency Support Council of Eastern Williamson County 1.73%

Granger Colorado Street Wastewater Line Replacement 17%

Liberty Hill Sidewalk Project 24.1%

Georgetown Housing Authority 16.3%

Granger Housing Authority .59%

Jarrell Water System Improvements 23.1%

Program Administration 4.8%

Percent of CV funds allocated to each project:

Taylor Water Project 35%

Granger Housing Authority 6.9%

Habitat for Humanity Land Acquisition 27.85%

Sacred Heart 28%

Program Administration 2.2%

Williamson County does not allocate CDBG funds based on identified target areas. The County receives applications for funding from participating cities and local organizations for projects that fit within the County's priorities. Applications are reviewed by the Community Development Administrator who then makes a recommendation to Commissioners Court based on need and funding allocation. Commissioners Court reviews the recommendation and either approves or requests modifications.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Matching funds are not required in the CDBG program.

The following are leveraged funds per FY21 project. Sources include private, local, state, other federal funds.

Habitat for Humanity Home Repair \$211,360

Georgetown Home Repair \$55,000

Interagency Support Council \$774,111

Granger Wastewater Project \$11,000

Liberty Hill Sidewalk Project \$5000

Georgetown Housing Authority Rehab Project \$337,010

Jarrell Water Project \$11,000

Williamson County does not use publicly owned land or property to address identified needs. Williamson County does not receive HOME or ESG funds.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	40
Number of Non-Homeless households to be provided affordable housing units	224	41
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>224</b>	<b>81</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	2
Number of households supported through Rehab of Existing Units	224	83
Number of households supported through Acquisition of Existing Units	0	1
<b>Total</b>	<b>224</b>	<b>86</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The homeless population was supported by Bluebonnet (25 clients) and the Crisis Center (15 clients).

There were 26 units rehabbed at the Granger Housing Authority and 57 units rehabbed at the Georgetown Housing Authority.

Habitat Rehab program assisted 27 eligible homeowners and the Georgetown Rehab program assisted 14 in FY21. These programs are ongoing.

Habitat for Humanity completed two affordable homes for income eligible clients. Habitat is continually looking for property for affordable housing.

The Taylor Housing Authority assisted one income eligible client with down payment assistance on a new home.

**Discuss how these outcomes will impact future annual action plans.**

The success of these programs has been instrumental in assisting low-mod income households to remain in their homes and thus prevent homelessness. It is expected that these programs will continue.

The CDBG office meets with the homelessness coalition to discuss options to increase affordable housing to low-mod income families.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	129	0
Low-income	34	0
Moderate-income	4	0
<b>Total</b>	<b>167</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The Habitat Home Repair program assisted 27 families with its rehab program. Eleven are low income and sixteen are extremely low income. The Georgetown Home Repair program assisted 14 households. Five households were extremely low, five were low income and four were moderate income. The Georgetown Housing Authority is rehabbing it's facility. In FY21, 57 households were returned to updated homes. To date, 98 households have been completed. All of the residents are extremely low income. The Granger Housing Authority has rehabbed 26 units. All households are extremely low income.

Two programs have assisted homeless individuals. Bluebonnet has assisted 25 homeless individuals, all extremely low income. The Crisis Center has assisted 15 low income clients.

The county continues to work with the Taylor Housing Authority in its down payment assistance program. Unfortunately, the costs associated with home ownership in Williamson County has increased, making it difficult to identify eligible clients. In FY21, one low income client was assisted with home ownership. Habitat for Humanity provided two low income households with affordable housing.

The local Housing Authorities provide affordable housing to low income individuals and families. Unfortunately, the number of units available is greatly out numbered by the number of those in need. Families and individuals are encouraged to contact local organizations for rental assistance and other needs.

Worst case needs are address through the Habitat for Humanity and Georgetown home repair programs. These programs allow for the repair of homes so that low-income residents can remain housed in homes that are no longer substandard. The Granger Housing Authority and the Georgetown Housing Authority will complete rehab projects on their facilities, which house extremely low income residents. Bluebonnet Trails and the Crisis Center assist homeless individuals with obtaining temporary and permanent housing.

In an effort to maintain affordable housing, Habitat for Humanity and Georgetown home repair programs are funded to ensure that homes of low income individuals are repaired and that they can remain housed. Both the Granger and Georgetown Housing Authorities are rehabbing units for low income residents, also ensuring that individuals remain housed. Habitat for Humanity receives funding to purchase land for affordable housing.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Georgetown Housing Authority rehabilitation project will repair approximately 134 units housing extremely low income households. The project is 89% complete with 98 units being returned to residents.

Habitat Home Repair program assisted 27 households in FY21, allowing individuals to remain in their homes and avoid homelessness. The Georgetown Home Repair program assisted 14 households in FY21.

The County supports the efforts of the Balance of State Continuum of Care (CoC) to simplify and broaden outreach and assessment efforts for homeless persons in Williamson County. The Continuum works to create a better communication system for service providers to stay in contact with both schools and hospitals to avoid homeless persons (or those at risk of homelessness) from falling through the cracks of the system. As part of the annual point-in-time count, the CoC conducts outreach. Not only are homeless people counted, particularly unsheltered persons, but representatives from various agencies are available to answer questions and provide information about available resources.

The County continues to support local social service agencies, such as Capital Idea, San Gabriel Crisis Service Center, Bluebonnet Trails, MHMR and the Georgetown Project that provide a wide array of support services for homeless persons. Examples of support include, but are not limited to, employees serving as board members, collaboration during special projects, and public recognition of services provided.

Another organization addressing homelessness is the Georgetown Project. The Georgetown Project opened the NEST in 2011 as an outreach to Georgetown ISD teens in 9th-12th grade that were homeless or living in transition. The NEST Program now includes The NEST Host Home, an overnight safe haven for youth living in transition, and The NEST Empowerment Center, an after school safe haven for all Georgetown ISD high school teens who are in need of free resources.

Bluebonnet Trails was funded in FY20. Assistance to 36 homeless individuals was provided (84 total encounters). The program provides Housing First services that assist people in securing permanent housing and achieve housing stability, without preconditions or barriers as a prerequisite for housing. Focus will be on the housing needs of people that are homeless by connecting with local housing authorities, applying for Section 8 or Section 811, finding available rental units and negotiating with property managers. Housing First will also help individuals access employment, psychiatric and



primary healthcare, veteran and peer support services, access community resources and apply for Social Security benefits and other benefits such as Supplemental Nutrition Assistance Program (SNAP), as needed.

Key2Free was funded in FY19. The program assisted eight low income homeless individuals in FY21. The program provides clinical, medical and dental services to victims of human trafficking.

The Crisis Center assists victims of domestic violence and assisted 15 new clients in FY21.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The CDBG Program Administrator participates in the Williamson County Homeless Coalition. The coalition is made up of local organizations who assist the homeless. The group is meeting to discuss how better to address the homeless population in Williamson County. The County also funds Bluebonnet Trails, Key2Free and the Crisis Center. These organizations work directly with the homeless population and assist with transitional housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Georgetown Housing Authority is utilizing funding to rehabilitate approximately 134 existing units. To date, 98 units have been completed (project is 89% complete). The rehabilitation of these units allows the extremely low income households to remain housed, ultimately, preventing homelessness.

Habitat Home Repair program has assisted 27 low income households with repairs that allow them to remain housed. The Georgetown Home Repair program assisted 14 in FY21.

Mobile Outreach Team works with law enforcement to assist homeless or nearly homeless individuals with temporary housing.

The Crisis Center provides housing assistance to victims of domestic violence. In FY21, the program assisted 15 victims of domestic violence.

Williamson County has a community resources website that allows people to search online for needed resources such as health care, mental health services, housing, food, and other community resources. The Williamson County Community Resources website was designed to empower residents with information about resources in the Williamson County area so that they can connect with available

services. Residents can go to [www.wilco.org/communityresources](http://www.wilco.org/communityresources) and enter their zip code to search for services near their location. All searches are confidential.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In FY21, the CDBG Program Administrator participated in the Williamson County Homeless Coalition. The coalition is made up of local organizations who assist the homeless. The group is meeting to discuss how better to address the homeless population in Williamson County.

The Balance of State CoC works to ensure that homeless individuals make the transition to permanent housing and independent living, is prioritizing safe and stable housing and making affordable housing options more accessible to homeless individuals. Many homeless that struggle to transition into permanent housing and independent living suffer from mental illness and substance addiction. Recent trends through the Homeless Prevention and Rapid Re-housing program and Housing First model prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. Williamson County continues to support local organizations, such as the Georgetown Project to assist homeless youth with transitional and permanent housing. This is done through Williamson County Juvenile Services.

Williamson Burnet County Opportunities (WBCO) provides services such emergency assistance, headstart, case management to transition out of poverty, adult education program for job skills, and rapid re-housing program.

CDBG funds were used to assist the Crisis Center that assists victims and families of domestic violence. They assist with transitional housing and permanent housing.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

In FY21, Williamson County's public housing authorities continue to seek additional funding to address public housing needs and apply for additional housing choice vouchers when available. Lack of funding is a barrier in addressing public housing needs and has created lengthy waiting lists and long waiting periods to be housed. Housing authorities continue to provide housing assistance and social service needs to residents and maintain efforts to implement more programs if funding allows.

The Georgetown Public Housing Authority manages Shady Oaks Apartments and Stonehaven Apartments. The Shady Oaks Apartments are Section 8 and offer 60 duplex apartments to qualified residents. The Stonehaven Apartments are public housing and offer 158 housing units to qualified residents. The Georgetown Housing Authority also manages a Section 8 (Housing Choice Voucher) program.

The Georgetown Housing Authority also provides a Family Self Sufficiency Program which is a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. They work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to assist them in obtaining employment that pays a living wage and hopefully, enable them to live without any form of public assistance.

The Taylor Housing Authority owns and manages the Mary Olson property and the Avery property. These properties are public housing facilities and offer 46 units and 70 units respectively. The Taylor Housing Authority also administers a Section 8 Housing Choice Voucher program that assists approximately 142 families. The Voucher program is a rental subsidy program where families choose where they want to live (based on certain stipulations) and the rental subsidy is paid to the landlord. The Taylor Housing Authority also administers 3-year housing vouchers for those exiting the foster care system.

The Taylor Housing Authority was awarded \$100,000 in CDBG funds for their Home Ownership Program to assist income eligible families with purchasing a home. Three families have been assisted to date (one in FY21). The down payment assistance available to families was increased in an effort to make home purchases affordable to income qualified households.

The Granger Housing Authority operates and manages 26 units available to qualified residents.

Williamson County works with the Georgetown Housing Authority to conduct required reviews and approvals in order for the Housing Authority to receive federal funding. All Housing Authorities are invited to participate in the development of the annual action plan and the 5-year consolidated plan. The Williamson County CDBG office assists, as requested, the housing authorities with funding

options and any other needs.

The Granger Housing Authority completed rehab of 26 units utilizing CDBG funds. Projects included updated window and insulation, ramps and hand rails. The Georgetown Housing Authority is currently utilizing CDBG funds for rehab of 134 units, 98 units are complete. The renovations allow for improved housing for low income households.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Williamson County does not use CDBG funding directly to encourage public housing residents to become involved in management and to participate in homeownership activities. However, the County encourages the local public housing authorities to continue its current programs and collaborate with other agencies that assist with homeownership. The local Housing Authorities have Resident Commissions on their boards in an effort to encourage participation. Also, all documents requiring public review are provided to local housing authorities.

### **Actions taken to provide assistance to troubled PHAs**

Georgetown Housing Authority, Round Rock Housing Authority, Taylor Housing Authority, and Granger Housing Authority are all standard performers and not considered troubled.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Barriers to affordable housing can encompass a wide array of aspects, to include but not limited to banking, finance, and insurance industry regulations, socio-economic situations, neighborhood conditions, and public policy legislation and fair housing enforcement. The County will continue to work with nonprofit agencies in the community to remove or ameliorate the negative effects (if any) of public policies that serve as barriers to affordable housing.

In FY21, the County continued to increase partnerships with local units of government to ensure equitable zoning practices as they relate to fair housing and the development of affordable housing.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The major obstacle to meeting all of the identified needs is the lack of funding resources. Typically, applicant request amounts are much higher than the entitlement amount which further escalates the budgetary constraints in meeting the undeserved needs. However, the County continues to partner, when feasible, with other nonprofit organizations to leverage the County's CDBG allocation.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

To the greatest extent practicable, Williamson County works with local agencies to help eliminate the hazard of lead poisoning due to the presence of lead based paint. The County also disseminates information on lead based paint hazards to CDBG subrecipients who receive entitlement funds for housing activities where lead based paint may be an issue.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The County will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses, advocate for improved employment-affordable housing options and support organizations and programs that provide job training, education, and placement services.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Williamson County continues to work with various local agencies to ensure that services offered through entitlement grant programs receive maximum amounts of exposure and benefit. These programs are carried out through oversight by the Williamson County Community Development Administrator in which work will be conducted through the issuance of sub-recipient agreements.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

While Williamson County has limited resources to address the priorities identified, the County continues to seek partnerships and establish cooperative working relationships to leverage its annual CDBG allocations. This typically comes in the form of matching city funds (which are not required).

The Central Texas Fair Housing consortium developed a regional Analysis of impediments to Fair Housing. The Analysis of Impediments to Fair Housing Choice, or AI, is a planning process for local governments and public housing agencies (PHAs) to take meaningful actions to

overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. This study was conducted for the Central Texas Region in 2018 and 2019 as joint effort among the following entities:

- The City of Austin
- The Housing Authority of the City of Austin
- The Georgetown Housing Authority
- The City of Pflugerville
- The City of Round Rock
- The Round Rock Housing Authority
- The Taylor Housing Authority
- Travis County
- The Housing Authority of Travis County
- Williamson County

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Central Texas Fair Housing Assessment was completed in 2019.

A Central Texas Regional Fair Housing Working Group (WorkingGroup) will be established and made up of staff from each of the 10 entities to collaborate and coordinate on implementation of regional fair housing goals and affordable housing interests. The group will also consult with area experts on housing equity and economic opportunity, K-12 educational leaders, local and regional transit providers, and public works staff. This Group will be facilitated by a Travis County Health and Human Services employee team.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Community Development Administrator uses monthly progress reports submitted by each project to identify any problems or potential problems. Contact with each project manager assists in ensuring that projects are progressing, following appropriate regulations and utilizing CDBG funds efficiently and effectively. The Community Development Administrator also conducts meetings and/or communicates via email and phone with project managers regarding specifics of projects.

The Community Development Administrator conducts desk monitorings of each project to ensure compliance and progression. Monitorings are ongoing as Williamson County requires all documents to support progress, payment, and reports to be submitted. If file documentation is not submitted, the County will not process payment to a project.

Meeting with representatives from the projects ensures that regulations are being followed. The Community Development Administrator provides HUD guidance, County forms, labor forms and Davis Bacon information, and information on how to access funds.

The Community Development Administrator works closely with the Williamson County Auditors office in an effort to ensure appropriate and accurate financial documents are submitted for payment and that funds are spent in a timely manner. The Community Development Administrator and Grants Accountant work closely to improve procedures and to make certain that current procedures are efficient and adequate. All documents submitted with draw requests are thoroughly examined by the Community Development Administrator to ensure funding is being expended on eligible expenses and that funds are being utilized efficiently. Signatures by the CDBG office, County Judge and the Auditor's office are required and identified on all payment requests.

CDBG-CV funded projects are monitored under the same guidelines as current CDBG projects.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

All notices are published in local newspapers in English and Spanish to inform citizens of public comment periods and public meetings. A 15 day comment period, December 5 – December 19, 2022, was provided during the CAPER process. No comments were received. A public hearing was held on December 13, 2022. Public meetings are held in conjunction with each phase of the CDBG program to allow for citizen input.

Williamson County is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications are provided upon request. Reasonable accommodations for people with disabilities and for non-English speaking populations are made upon request and as appropriate.

### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes have been made to the Williamson County CDBG program.

Williamson County does not have an existing Section 108 guaranteed loan program.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes have been made to the Williamson County CDBG program.

Williamson County does not have an existing Section 108 guaranteed loan program.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	11	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative

# Attachment

## FY21 Funded Projects

Funding for FY21  
Community Development Block Grant  
Allocation \$1,693,040  
Reallocation \$329,994

### Habitat for Humanity of Williamson County Home Repair Program

#### Activity 123

Accomplishments: Project will assist approximately ten eligible homeowners who are in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners will meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety.

FY21 \$150,000

CDBG Funds Utilized to Date: \$119,095.22

Fourteen income qualified households assisted

### City of Georgetown Home Repair Program

#### Activity 124

Accomplishments: Project will assist approximately fifteen eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety.

FY21 \$100,000

CDBG Funds Utilized to Date: \$8,398.20

One income qualified households

### Interagency Support Council of Eastern Williamson County, Inc/Social Service

#### Activity 120

Accomplishments: Provide individual and group therapy, small and large group presentations, crises intervention, psychiatric care, medication monitoring and family therapy to participating schools in Eastern Williamson County. Funding will allow the program to maintain and potentially increase the number of clients served. Project is complete. This is the final time this project will be reported in a CAPER.

FY21 \$35,000

CDBG Funds Utilized to Date: \$35,000

Limited Clientele

Forty-one unduplicated clients served. 576 sessions.

### Granger Colorado Street Wastewater Line Replacement

#### Activity 89

Accomplishments: Project to include the replacement of the existing 8-inch clay wastewater line with a new PVC wastewater line and associated manholes. Project to include the repair of asphalt streets and concrete sidewalks. Engineering is complete. Construction is underway.

FY18 \$55,400

FY21 \$344,050

CDBG Funds Utilized to Date: \$55,400

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 50.50%

Percent Minority: 39.51%

#### Liberty Hill Sidewalk Project

##### Activity 131

Accomplishments: Design and installation of approximately 5800 linear feet of sidewalk with ADA accessible curb ramps at street intersections, and erosion and sedimentation control during and immediately after construction. Project will also include approximately 3600 linear feet of drainage improvements to mitigate existing drainage issues. Project will be located on portions of Hillcrest Lane and Loop 332 and on Lynn Lane, Panther Path and Barrington Drive. Engineering and design are underway for this project.

FY21 \$488,000

CDBG Funds Utilized to Date: \$0

Percent Low-Mod: 59.60%

#### Georgetown Housing Authority

##### Activity 132

Accomplishments: Project will rehabilitate 158 residential dwelling units, GHA office, Senior Center, Activity Learning center, gazebos and site cedar fences with exterior wood repairs. Demolition of the rotten rough cedar privacy entries, removing all deteriorated wood and fascia boards, trim, soffits, wood siding, wood fencing and paint exterior surfaces. Project is undergoing review for possible amendment.

FY21 \$330,000

CDBG Funds Utilized to Date: \$0

#### Granger Housing Authority Rehab

##### Activity 122

Accomplishments: Rehabilitation of back entryway to 26 public housing units to include safety railings and ramps. Project located at the Granger Housing Authority. Project is complete. This is the final time this project will be reported in a CAPER.

FY21 \$12,000

CDBG Funds Utilized to Date: \$10,445

100% Low Mod

#### Jarrell Water System Improvements

##### Activity 127

Accomplishments: Installation of 16" water line including valves, fittings and fire hydrants. Work to be completed on 1<sup>st</sup> Street, between Avenue I and Avenue E in Jarrell TX. Engineering complete. Construction is underway.

FY21 \$467,000

CDBG Funds Utilized to Date: \$9,751.00

Census Tract 216.03 BG 2

Percent Low-Mod: 50.74%

Percent Minority: 25.38%

Program Administration

Activity 121

Estimated Funding for FY21: \$96,984

CDBG Funds Utilized to Date: \$96,984.00

Program Complete

# FY21 Previously Funded Projects

## Previously Funded Projects

### Granger Water System Improvements

Activity 109

Accomplishments: Project to include 35 isolation water valves to reduce the need to shut down the city's water supply due to maintenance/repair efforts. This project is complete. This is the final time this project will be reported in a CAPER.

FY20 \$373,925

CDBG Funds Utilized to Date: \$324,746.82

Census Tract 213 (Block Group 2)

Percent Low-Mod: 61.7%

Percent Minority: 39.51%

### Habitat for Humanity 21<sup>st</sup> Street Project

Activity 112

Accomplishments: Site development engineering and architectural design and construction documents for the development of 6-12 for sale workforce units developed at 502 W. 21<sup>st</sup> Street, Georgetown TX. Engineering and planning are underway.

FY20 \$133,500

CDBG Funds Utilized to Date: \$116,927.00

Income Qualified Households

### City of Georgetown 21<sup>st</sup> Street Project

Activity 113

Accomplishments: Infrastructure for the development of 6-12 for sale workforce units developed at 502 W. 21<sup>st</sup> Street, Georgetown TX. Engineering and planning are underway.

FY20 \$97,000

CDBG Funds Utilized to Date: \$37,000.00

Income Qualified Households

### Jarrell Water System Improvements

Activity 114

Accomplishments: Installation of approximately 2400 feet of 12" water line including valves, fittings and fire hydrants. Work to be completed on East Avenue A, between North 2<sup>nd</sup> Street and North 10<sup>th</sup> Street in Jarrell TX. Agreement in place. Engineering and planning are complete. Construction is underway.

FY20 \$355,520

CDBG Funds Utilized to Date: \$32,317.50

Census Tract 216.03 (Block Group 2)

Percent Low-Mod: 50.74%

Percent Minority: 25.3%

City of Taylor Water System Improvements Old Coupland Road

Activity 115

Accomplishments: Funding for engineering and planning for water project. Engineering and planning for project are underway.

FY20 \$160,000

CDBG Funds Utilized to Date: \$0

Census Tract 210 (Block Group 2)

Percent Low-Mod: 70%

Percent Minority: 81.34%

Granger Housing Authority Rehab

Activity 116

Accomplishments: Weatherization through window replacement in approximately 10 units that are 2-3 bedrooms. Project is complete. This is the final time this project will be reported in a CAPER.

FY20 \$46,498

CDBG Funds Utilized to Date: \$46,404.47

Housing Authority Rehab 100% low-mod

City of Georgetown Home Repair Program

Activity 117

Accomplishments: Project will assist approximately fifteen eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. City utilizing previous funding for project. This is the final time this project will be reported in a CAPER.

FY20 \$75,000

CDBG Funds Utilized to Date: \$75,000

Five Income Qualified Households

Hutto Resource Center/Social Service Food Pantry

Activity 118

Accomplishments: Food pantry services to qualified clients. 309 food pantry services provided. This is the final time this project will be reported in a CAPER.

FY20 \$20,000

CDBG Funds Utilized to Date: \$20,000

Limited Clientele, Location and Nature

655 clients assisted



Helping Hands of Georgetown/Social Service Food Pantry  
Activity 110

Accomplishments: Food pantry services to qualified clients. Assisted 290 new clients in FY20 and 341 in FY21 with services from food pantry. This is the final time this project will be reported in a CAPER.

FY20 \$20,000

CDBG Funds Utilized to Date: \$20,000

Limited Clientele, Location and Nature

Percent Minority: 61%

Williamson County Crisis Center dba Hope Alliance/Social Service Transitional Housing  
Activity 119

Accomplishments: CDBG funds will be utilized to offer financial assistance to survivors of domestic violence participating in other life-saving services offered by Hope Alliance. Assistance would be provided in the form of monies paid directly to landlords and utility companies. Financial assistance would be provided for items such as deposits, rent, and utilities. This assistance will allow survivors to remain in their current safe housing or obtain new housing after fleeing from unsafe, abusive, and violent environments.

FY20 \$35,000

CDBG Funds Utilized to Date: \$34,091.71

Limited Clientele

Fifteen new clients served. Thirty-six total clients served.

Bluebonnet Trails Community MHMR Center/Social Service  
Activity 108

Accomplishments: Provide Housing First services that assist people in securing permanent housing and achieve housing stability, without preconditions or barriers as a prerequisite for housing. Focus will be on the housing needs of people that are homeless by connecting with local housing authorities, applying for Section 8 or Section 811, finding available rental units and negotiating with property managers. Housing First will also help individuals access employment, psychiatric and primary healthcare, veteran and peer support services, access community resources and apply for Social Security benefits and other benefits such as Supplemental Nutrition Assistance Program (SNAP), as needed. Assisted 11 new homeless clients with housing and rental assistance in FY20. Total occurrences of assistance was 34 for homeless clients. Assisted 25 new homeless clients with housing and rental assistance in FY21. Total occurrences of assistance was 53 for homeless clients. This is the final time this project will be reported in a CAPER.

FY20 \$50,000

CDBG Funds Utilized to Date: \$49,990.00

Limited Clientele Homeless

Percent Minority: 24%

Interagency Support Council of Eastern Williamson County, Inc/Social Service

Activity 120

Accomplishments: Provide individual and group therapy, small and large group presentations, crises intervention, psychiatric care, medication monitoring and family therapy to participating schools in Eastern Williamson County. Funding allows the program to maintain the number of clients served. Program has assisted 41 new clients and provided 576 sessions. This is the final time this project will be reported in a CAPER.

FY21 \$35,000

CDBG Funds Utilized to Date: \$35,000

Limited Clientele

Percent Minority: 61%

Program Administration

Activity 105

FY20 \$102,437

CDBG Funds Utilized to Date: \$102,437

Project is closed.

Taylor Housing Authority Home Ownership Program

Activity 79

Accomplishments: Down payment assistance was provided to one low income family in 2017 and one low income family in 2018. Homes are located in Taylor TX. 2019: \$20,000 committed to a homebuyer who is purchased a Habitat home. 2021: \$20,000 utilized by income eligible household. The remaining funds have not been committed to date.

FY16 \$100,000

CDBG Funds Utilized to Date: \$75,000

Percent Low-Mod: 100%

Percent Minority: 100%

City of Granger Sewer Project

#### Activity 80

Accomplishments: Replacement of existing lift station located on Roswell Avenue with a prepackaged lift station. Project will include replacement of forcemain and gravity line relocation, and associated project incidentals. Engineering for the project is complete. Completion of easement documentation and engineering is underway. Due to unexpected costs incurred by the City of Granger caused by a major water leak, the original design of the project had to be redesigned and rebid. Engineering and planning are nearing completion with construction to follow.

FY17 \$294,350

CDBG Funds Utilized to Date: \$44,501.31

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 49.83%

Percent Minority: 39.51%

#### Williamson County Habitat for Humanity

##### Activity 74

Accomplishments: Income qualified families has moved into two properties purchased with CDBG funds. This is the final time this project will be reported in a CAPER.

CDBG Funds Utilized: \$39,380.56

Two income qualified households

#### City of Georgetown Home Repair Program

##### Activity 100

Accomplishments: Project will assist approximately fifteen eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson

County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. This is the final time this project will be reported in a CAPER.

FY19 \$75,000

CDBG Funds Utilized to Date: \$75,000

Fourteen income qualified households

#### Georgetown Housing Authority FY18

##### Activity 92

Accomplishments: Modernization of 134 dwelling buildings, office/community building, management/maintenance buildings, gazebos and fences. Rehab of entries by removing deteriorated wood on fascia boards, trim, soffits, wood siding, wood fencing and paint exterior surfaces. Project to take place at the Georgetown Housing Authority Stonehaven location. 2019: Stonehaven Apartments experiences critical levels of persistent sewage back-up within its dwelling units. Old, corroding and disintegrating sanitary sewer lines are continually failing, creating sewage blockage and subsequent back-ups into the residential units. It has also been discovered through testing by Terracon Consultants, Inc. that asbestos exists within the VCT flooring and adhesive, the undercoating of the kitchen sinks and the drywall. The asbestos materials will be significantly disturbed while remedying the sewage issues, therefore will need to be abated in accordance with the National Emission Standards for Hazardous Air Pollutants, 40 CFR Part 61, Subpart M, Asbestos, Demolitions and Renovations. Project is approximately 89% complete with 98 household returning to renovated units.

FY18 \$282,603

FY19 \$300,000

CDBG Funds Utilized to Date: \$582,603

Housing Authority Rehab 100% low-mod

#### Lone Star Circle of Care Project Headwaters

##### Activity 102

Accomplishments: Funds will be utilized to rehab Taylor's West End School to include a kitchen, food pantry, meal packing and serving area, dining area, multipurpose room, offices and restrooms to accommodate Taylor's Melas on Wheels Program and Senior Center activities. Second floor rehab to include waiting room, program registration area, lab, provider and business office space, a nurse station, procedure room, exam rooms, break room, vitals area and storage for Lone Star Circle of Care. The abatement and selective demolition of the West End School site supported by CDBG funding is complete. Project is complete. This is the final time this project will be reported in a CAPER.

FY19 \$300,000

CDBG Funds Utilized to Date: \$300,000

Percent Low-Mod: Limited Clientele

2633 unduplicated income eligible clients served

#### The Key2Free/Social Service

##### Activity 95

Accomplishments: Provide clinical, medical and dental services to victims of human trafficking. Program assisted seven new clients and had 160 encounters in FY19. Program assisted 9 new clients and had 197 encounters in FY20. Program assisted 8 new clients and had 99 encounters in FY21.

FY19 \$59,000

CDBG Funds Utilized to Date: \$45,365.19

Percent Low-Mod: Limited Clientele

#### Habitat Home Repair Program FY19

##### Activity 98

Accomplishments: Project will assist approximately fifteen eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. This is the final time this project will be reported in a CAPER.

FY19 \$175,000

CDBG Funds Utilized to Date: \$175,000

Twenty-nine income qualified households

## FY21 CV Projects

Williamson County CDBG-CV CARES funding

\$939,026 and \$1,343,984

Taylor Water Project/Repair Water lines: \$800,000

Activity 129

Tieback: Acquisition, construction, reconstruction or installation of public works, facilities and site or other improvements. Construct a public improvement, such as extending broadband infrastructure in an underserved area or reconstructing degraded water lines, to support tele-school and telemedicine and to ensure potable water to homes, schools, and health providers. Engineering and planning are nearing completion. Construction to follow, estimated to take approximately 6 months.

CDBG Funds Utilized to Date: \$0

Census Tract 212.03 BG 3

Percent Low-Mod: 78.63%

Granger Housing Authority/Install Central Air: \$157,000

Activity 130

Tieback: Rehabilitation of buildings and improvements (including interim assistance). Rehabilitate a commercial building or public facility such as a school building to improve indoor air quality and ventilation to improve public health and prevent spread of coronavirus by replacing the HVAC and other building systems or to add operable windows and other improvements that could ensure the building's continued usefulness during an outbreak.

Project is underway. Estimated completion two months.

CDBG Funds Utilized to Date: \$0

Estimated 26 Units

Percent Low-Mod: 100%

Habitat for Humanity/Land Acquisition to build affordable housing: \$636,000

Activity 126

Tieback: Acquisition of property for housing. Respond to residential over-crowding associated with coronavirus spread and with more severe coronavirus disease and poorer post-COVID health outcomes by acquiring property for new construction of affordable housing funded from another source. One property has been purchased for affordable housing. Additional properties are being identified.

CDBG Funds Utilized to Date: \$200,483.20

Sacred Heart/Medical care for low income: \$640,000

#### Activity 125

Tieback: Provide testing, diagnosis, vaccination, or other health services to low/mod person at a mobile location. The clinic has provided 1,011 appointments for low-income individuals throughout the County.

CDBG Funds Utilized to Date: \$81,188.75

Assisted 130 unduplicated patients.

Percent Low-Mod: 100%

Program Administration: \$50,010

#### Activity 128

CDBG Funds Utilized to Date: \$12,368.41